

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 28
Meeting Date: 11/29/01

SUBJECT: COCA COLA BOTTLING COMPANY #SBD-2001.79

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request by Coca Cola Bottling Company for an Amended Final Subdivision Plat for one lot located at 1850 West Elliot Road.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by **COCA COLA BOTTLING COMPANY** (Coca Cola Bottling Co., property owners) for an Amended Final Subdivision Plat for one lot located at 1850 West Elliot Road. The following approval is requested from the City of Tempe:

#SBD-2001.79 An Amended Final Subdivision Plat for one (1) lot on 42.48 net acres.

Document Name: 20011129devsrh01

Supporting Documents: Yes

SUMMARY: This request is for an Amended Final Subdivision Plat for one lot on 42.48 net acres within the Elliot/I-10 Commerce Center Subdivision. Coca Cola Bottling Company acquired two parcels immediately to the east of the Coca Cola facility and their intention is to create a single lot by combining the existing property with the newly acquired parcels. This re-plat will allow the company to provide needed parking for the existing facility. The proposed subdivision plat appears to comply with the minimum technical standards of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

RECOMMENDATION: Staff - Approval
Public – None

- ATTACHMENTS:
1. List of Attachments
 2. History & Facts / Description / Comments / Reason(s) for Approval /
Conditions of Approval
-
- A. Location Map
 - B. Letter of Intent
 - C. Subdivision Plat

HISTORY & FACTS:

<u>February 27, 1980.</u>	Tempe Board of Adjustment approved a variance to allow a metal building in the I-1 zoning District and a variance to reduce the off-street parking from 223 spaces to 204 spaces.
<u>March 5, 1980.</u>	Tempe Design Review Board approved the building, elevations, site plan, and landscape plan for Coca Cola.
<u>August 1, 1984.</u>	The Design Review Board approved an office and warehouse expansion of 64,420 s.f. and a new repair facility of 22,123 s.f. on a 34 net acres site.
<u>April 17, 1990.</u>	The Hearing Officer approved a use permit to expand an existing use up to 25% to add a 60,000 s.f. warehouse addition.
<u>April 18, 1990.</u>	The Design review Board approved a 60,000 s.f. building expansion to the north side of the existing facility.
<u>July 17, 1991.</u>	The Design Review Board approved a 1,251 s.f. building addition and elevation modifications.
<u>November 21, 2001.</u>	The Hearing Officer approved three sign variances (BA000311).
<u>June 21, 2001.</u>	Design Review staff approved a request for a loading dock addition, revised parking spaces with landscape islands, a new masonry wall and chain link fence, and a shade canopy.

DESCRIPTION: Owner – Coca Cola Bottling Company
Applicant – Kim Filuk, John M. Smales & Associates
Engineer – Norman Engineering
Existing zoning – I-1/I-2
Total site area – 42.48 net acres
Number of lots proposed – 1 Lot

COMMENTS: This request is for an Amended Final Subdivision Plat for one lot on 42.48 net acres within the Elliot/I-10 Commerce Center Subdivision. Coca Cola Bottling Company acquired two parcels immediately to the east of the Coca Cola facility and their intention is to create a single lot by combining the existing property with the newly acquired parcels. This re-plat will allow the company to provide needed parking for the existing facility. The proposed subdivision plat appears to comply with the minimum technical standards of Subdivision Ordinance 99.21. Staff supports this request and public input is not required.

RECOMMENDATION: Staff – Approval, subject to conditions.

**REASON(S) FOR
APPROVAL:**

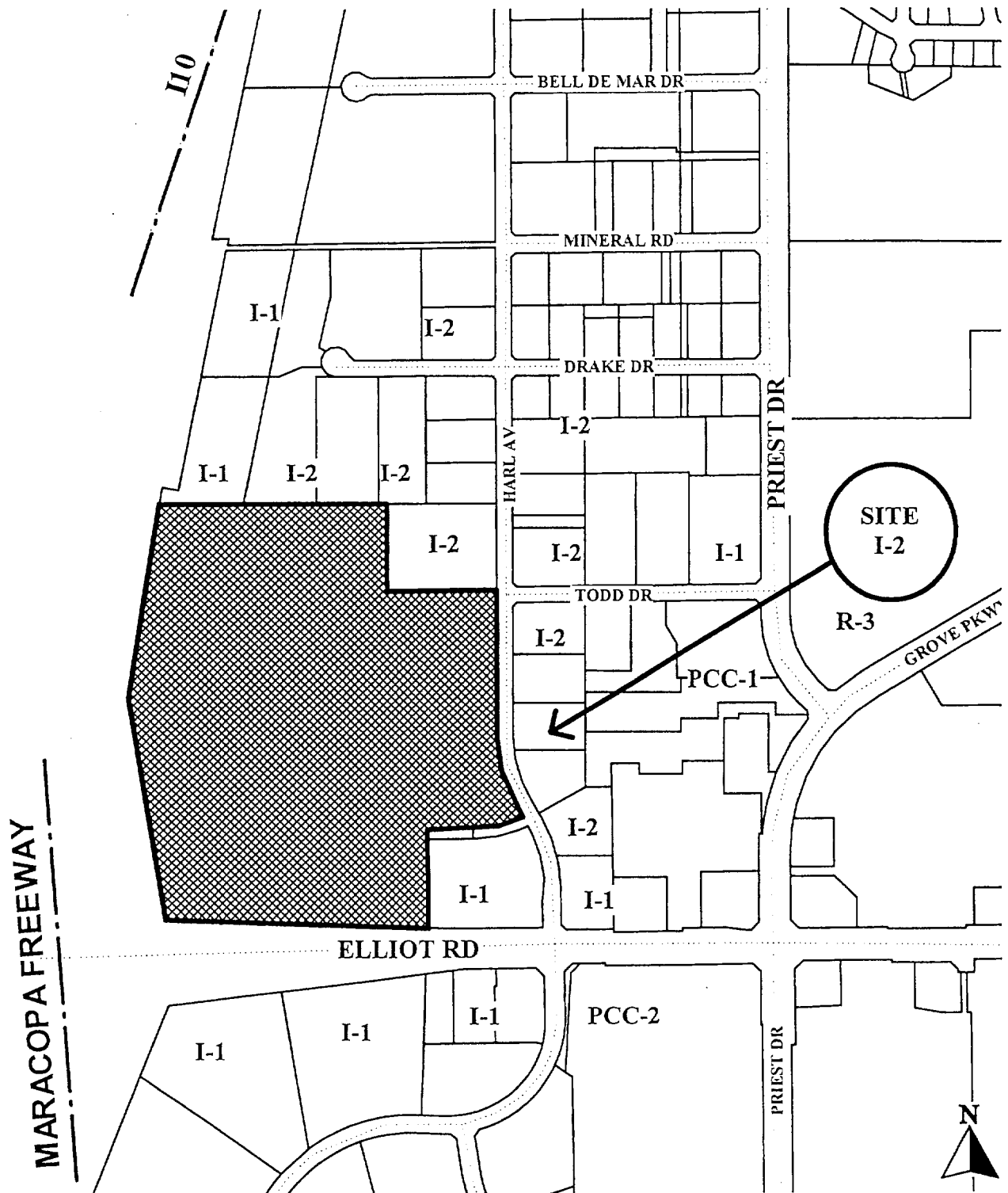
1. The plat appears to conform to the minimum requirements of Subdivision Ordinance No. 99.21.

**CONDITION(S)
OF APPROVAL:**

1. No variances may be created by future property lines without the prior approval of the City of Tempe.
2. The Final Subdivision Plat shall be recorded **on, or before, November 29, 2002** with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Planning Division staff shall be review details of the document format prior to recordation.

COCA-COLA BOTTLING CO.

SBD-2001.79



Location Map



JOHN M. SMALES & ASSOCIATES, L.L.C.
ARCHITECTURE/PLANNING

**COCA-COLA BOTTLING COMPANY
1850 West Elliot Road
Tempe, Arizona**

PROJECT EXPLANATION

This proposed development is an expansion of the existing Coca-Cola Bottling Company facility at the northeast corner of Elliot Road and the I-10 Freeway. Coca-Cola has recently purchased the two existing Simula facility buildings and one vacant parcel to the east of their facility on Harl Drive. All parcels are zoned I-1 and I-2 with a net acreage of 42.4822, including the existing Coca-Cola site. The purpose replat is to integrate these new parcels into the existing Coca-Cola facility, thus providing the needed parking for the existing buildings at 7414 and 7306 South Harl which was lost with the development of the new truck drive entrance between said buildings.

